



# BEDROOM REQUIREMENTS

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The California Building Code (CBC) does not define what is a bedroom. It does however; provide a series of code requirements for sleeping rooms. In order for a room to be considered a sleeping room the following requirements must be met.

## BEDROOM SPECIFIC REQUIREMENTS

- Windows (or doors) must be provided that meet the following escape and rescue requirements:
  - A minimum net clear opening of 5.7 Sq Ft. Where the clear opening is less than 44" from grade, a clear opening of 5.0 Sq Ft is allowed. [CBC 1026.2]
  - Minimum net clear opening width of 20". [CBC 1026.2.1]
  - Minimum net clear height of 24". [CBC 1026.2.1]
  - Bottom of the clear opening not more than 44" above the bedroom floor. [CBC 1026.3]
- At buildings constructed prior to 1942 or on the Alameda Historic Study List escape and rescue windows (or doors) are allowed to comply with the following lesser requirements:
  - A minimum net clear opening of 3.3 Sq Ft. [CHBC 8-503]
  - Minimum net clear opening width and height of 18". [CHBC 8-503]
  - Bottom of the clear opening not more than 44" above the floor. [CBC 1026.3]
- Openings from a private garage directly into a room used for sleeping purposes are not permitted. [CBC 406.1.4]
- All branch circuits supplying outlets installed in bedrooms are required to be protected by a listed arc-fault circuit interrupter. [California Electrical Code 210.12(B)]
- Gas burning equipment (furnaces, water heaters, etc.) are prohibited in bedrooms and bathrooms unless they are direct vent appliances or otherwise comply with the requirements of the California Mechanical Code. [CMC 902.0]
- Show hard wired smoke detectors equipped with battery backup at the following locations. [CBC 907.2.10.1.2]:
  - In each room used for sleeping purposes.
  - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

## GENERAL HABITABLE SPACE REQUIREMENTS

- No plan dimension shall be less than 7'-0". [CBC 1208.1]
- Minimum ceiling height of 7'-6" (7'-0" in buildings constructed prior to 1942 or on the Alameda Historic Study List). [CBC 1208.2]
- Minimum net floor area of 70 square feet. [CBC 1208.3]
- Natural ventilation equal to a minimum of 4% of the floor area of the room. [CBC 1203.4.1]
- Natural light equal to a minimum of 8% of the floor area of the room. [CBC 1205.2]
- Heating system capable of maintaining a minimum indoor temperature of 68 degrees F at a level 3'-0" above the floor. [CBC 1204.1]
- Closets are not required.